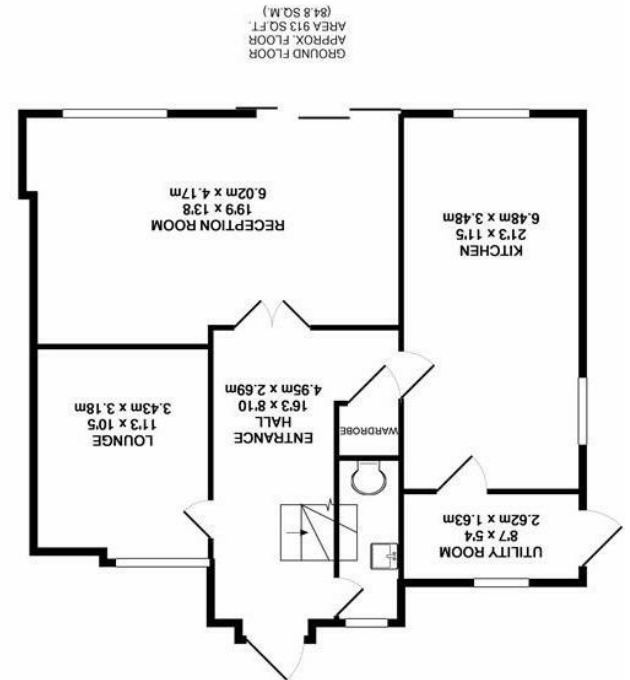
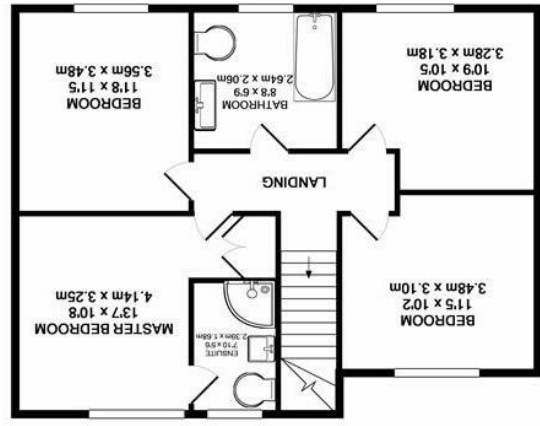


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	74
Potential	78



What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Meepix (2019)



LUMLEY ESTATES



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**Heyford Road
Radlett
Hertfordshire WD7 8PP**



An extended and refurbished family home located in a quiet cul-de-sac just off The Ridgeway, one of Radlett's finest roads.

Offering over 1,600 sq.ft the house briefly comprises: welcoming entrance hall, TV room/playroom, downstairs WC, wonderful rear reception room with bi-folding doors opening up onto the sunny rear patio, open plan kitchen/breakfast room with a good sized utility room with door opening onto the handy side access.

On the first floor are four good sized double bedrooms, the master with en-suite shower room and a fully tiled family bathroom with shower.

Externally the property sits on a good sized plot with off street parking for three/four vehicles and a 75' south facing rear garden with large paved patio area, perfect for entertaining in the summer.

NO UPPER CHAIN

